



rare!

From Sanderson Young



65 Runnymede Road
Darras Hall



65 Runnymede Road, Darras Hall, Ponteland NE20 9HJ

Guide Price £1,350,000

Occupying a magnificent mature garden plot of approximately 1 acre is this fabulous, large detached family home. The 1930s property was purchased by the owners in 1993 and has had considerable investment carried out, to both house and the outstanding south facing gardens. The house is surrounded by other magnificent mansions and has an impressive frontage onto Runnymede Road with gates leading into the open drive and courtyard, giving parking for many cars as well as access to the detached double garage. The property itself is spacious and well proportioned and enjoys accommodation over two floors but shows potential to create further accommodation within the second floor. The garden site will easily accommodate further extensions to the house where many of the neighbours locally have invested up to £3 million in creating very large mansions of which this site shows obvious potential.

Central hallway | Ground floor wc | Cellar | Snug/study | Drawing room with doors to conservatory | Dining room | Kitchen with high quality cabinets, granite worktops, terracotta flooring and a rear extension providing an open day to day living space with dining area, sitting area and conservatory, stretching across the whole of the rear of the house | Large utility | Very large hobbies/family room, formerly part of the garage, now integral to the house and providing a spacious room of 32ft x 15.5ft, easily adaptable into an independent relative's accommodation | Five bedrooms, the master with walk-in dressing room and en-suite bathroom/wc | Family bathroom/wc | Shower/wet room | Separate wc | Gas central heating with new boiler (2015), alarm system and double glazing set into original wood frames | Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Band: H | EPC: D

This very large family home extends to just under 3900 sq.ft and has very convenient access into the village with its good quality shopping and lovely coaching inns and restaurants. Runnymede Road is regarded as being the best address within Darras Hall and this is certainly one of the larger plots which enjoys privacy from its tall trees and mature borders.

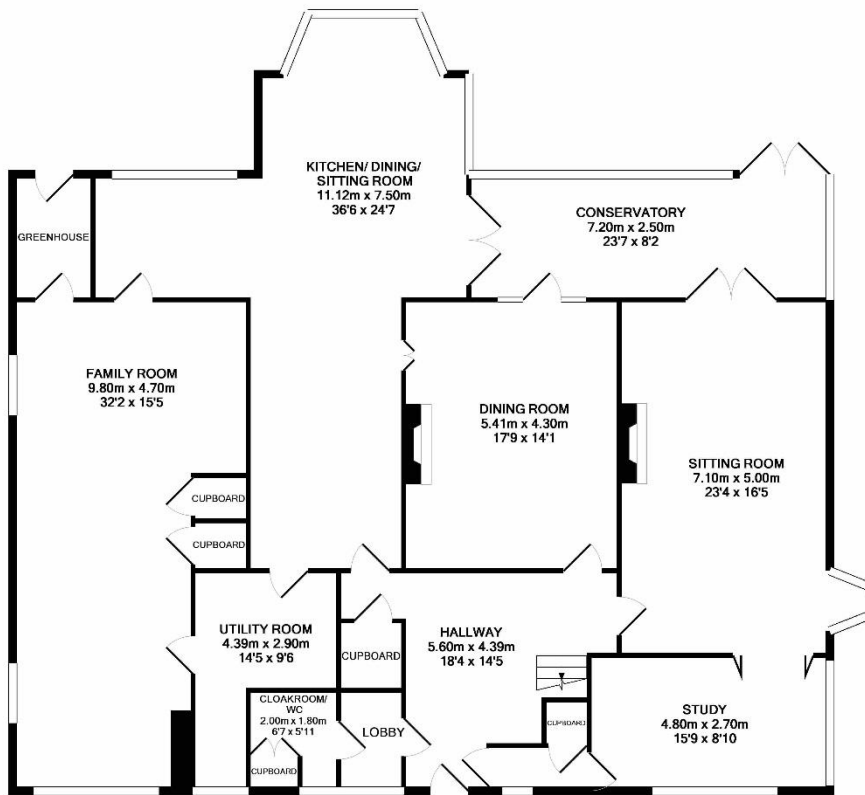
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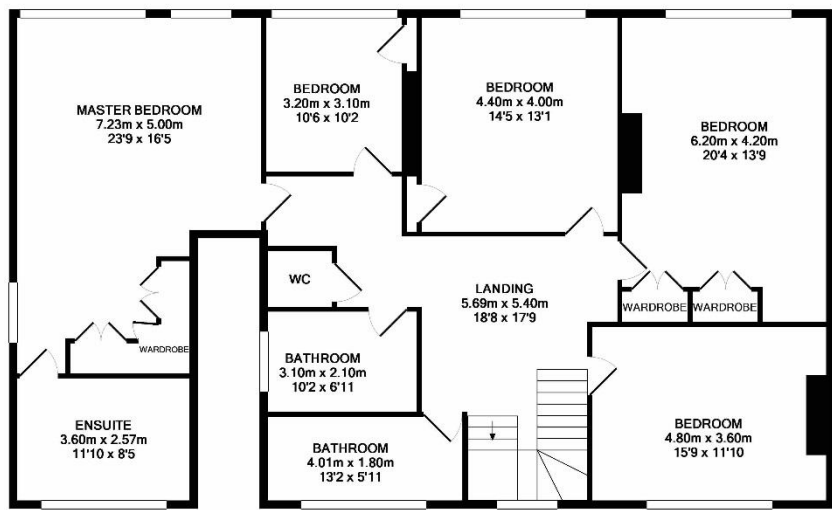








GROUND FLOOR
APPROX. FLOOR
AREA 212.1 SQ.M.
(2284 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 150.0 SQ.M.
(1614 SQ.FT.)

TOTAL APPROX. FLOOR AREA 362.1 SQ.M. (3898 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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All confidential enquiries to:
rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk